

SECTION 8
CREATION OF BUILDING SITE

- 8.01 No permit for the construction of a building or buildings upon any tract or plot shall be issued until a building site, building tract, or building lot has been created by compliance with one of the following conditions:
- A. The lot or tract is part of a plat of record, properly approved by the Planning and Zoning Commission, and filed in the Plat Records of Collin or Denton Counties, Texas as may be applicable by location of property.
 - B. The plat, tract, or lot faces upon a dedicated street and was separately owned prior to annexation to the City of Frisco, in which event a building permit for only one main building conforming to all the requirements of this Ordinance may be issued on each such original separately owned parcel without first complying with paragraph A preceding.
 - C. The plat or tract is all or part of a site plan officially approved by the Planning & Zoning Commission, and compliance has been made with provisions and improvements approved on such site plan for all utility and drainage easements, dedication of streets, alleys and other public improvements required to meet the standards established for the platting of land.
- 8.02 No building hereafter erected, converted or structurally altered shall be used or occupied until a Certificate of Occupancy has been issued by the Building Official which signifies compliance with the appropriate Zoning District.